

REQUEST FOR PROPOSAL

Addendum # 1



Department Of Executive Services
Finance and Business Operations Division
Procurement and Contract Services Section
206-684-1681 TTY RELAY: 711

DATE ISSUED: April 20, 2006

RFP Title:	Harborview, Ninth & Jefferson Building
Requesting Dept./ Div.:	Department of Executive Services – Facilities Management Division
RFP Number:	203-06RLD
Due Date:	May 16, 2006 – no later than 2:00 P.M.
Buyer:	Roy L. Dodman, roy.dodman@metrokc.gov (206) 263-4266

This addendum is issued to revise the original Request for Proposal, dated April 20, 2006 as follows:

1. The proposal opening date remains the same: Tuesday, May 16, 2006 no later than 2:00 p.m.
2. In Section II, Part B “Project Background”, delete all sentences in paragraph 2 with the exception of the first sentence.

(continued on page 2)

TO BE ELIGIBLE FOR AWARD OF A CONTRACT, THIS ADDEMDUM MUST BE SIGNED AND SUBMITTED TO KING COUNTY

Sealed proposals will only be received by:

King County Procurement Services Section, Exchange Building, 8th floor, 821 Second Avenue, Seattle, WA 98104-1598. Office hours: 8:00 a.m. - 5:00 p.m., Monday – Friday

Company Name

Address		City / State / Postal Code
Signature	Authorized Representative/Title	
Email	Phone	Fax

This Request for Proposal – Addendum will be provided in alternative formats such as Braille, large print, audiocassette or computer disk for individuals with disabilities upon request.

3. In Section II, Part B, "Project Background", delete the second paragraph and replace with the following new paragraphs:

The location of the Project is the block bound by 9th Avenue on the west, Terry Avenue on the east, James Street on the north and Jefferson Street on the south. The Project will also consist of a five-story, 600 stall, below grade parking structure, with the Ninth and Jefferson Building being constructed directly above it. The parking structure shall include essential infrastructure, emergency generator plant, and medical gas pumps that support other facilities on Harborview Medical Center's campus.

The Developer will have the option of either: (a) constructing the parking structure (and related infrastructure, generator plant and medical pumps) and the Ninth and Jefferson Building; or (b) constructing the parking structure exclusive of the emergency generator plant, which would then be constructed under an existing contract for the Bond Program, and the Ninth and Jefferson Building. Proposers may propose on one or both options. If option (a) is selected, the emergency generator plant shall be completed with a City of Seattle certificate of occupancy issued by November 2, 2007. All systems and life safety provisions will need to be functioning on a 24/7 basis during the remainder of the Project's construction. If option (b) is selected, the County shall require that the contractor carrying out the Bond Program complete the emergency generator plant and obtain a City of Seattle certificate of occupancy by November 2, 2007. The Developer would be responsible for ensuring that all systems and life safety provisions remain functioning on a 24/7 basis during the remainder of the Project's construction.

4. In Section II, Part B, "Project Background", Item 2, sub-item a., delete "parking and" from the sentence.
5. In Section II, Part C, "Summary Project Description" should be amended to include the following scope of work (include immediately following sub-item t):

u. Parking garage and related facilities:

- Maximize ambient lighting in garage within energy code
- Increased lighting levels at pedestrian paths, elevator lobby areas, and egress stair entrances
- If post tensioning is chosen as the structural slab system, then the tendons will be fully grouted
- Floor drains at sprinkler legs
- Sump pump
- All handicap parking and patient parking on flat slabs
- Electric and low voltage closets as required by program
- Water tank
- Bollards, wall protection and visible paint to protect partitions and pedestrians within garage
- Staff by-pass for exiting
- Separation of parking type by card access system
- McGann parking system (or approved equal that can communicate with McGann)
- Garage to meet ADA requirements including van requirements
- Private ITA Court van drop-off area with access to service elevators
- Attendant booth(s) for visitor parking
- 600 parking spaces

v. Generator Plant

- Fuel tanks to meet 4 day back-up fuel requirement
- Required fire suppression systems

- Ability to replace generator from street
- Generator plant includes generators (4), switchgear, BUS to IEB, exhaust system

w. Required Building Infrastructure

- Seattle City Light transformers and switch gear
- Manifolded gas cylinder rooms – oxygen, nitrogen, and nitrous oxide
- Utility entrance
- Main data room, PBX